



Harescombe

Yate, BS37 8UG

Guide Price £270,000



In need of some updating this 3 bedroom semi detached house offers great living accommodation that briefly comprises entrance porch, lounge, dining room and kitchen to the ground floor. Upstairs can be found three bedrooms and white family bathroom. Property benefits include double glazing and gas central heating, with gardens to both the front and rear of the property with allocated parking and single garage. Offered for sale with No upward chain and sure to create much interest, call now to secure a viewing.



PORCH

Double glazed door to side, double glazed window to the front, with glazed inner door and matching glazed panel into

LOUNGE 17'11" x 11'9" (5.46 x 3.58)

Double glazed window to the front, stairs to 1st floor, TV point, two radiators, archway opening into

DINING ROOM 11'9" x 10'5" (3.58 x 3.18)

Double glazed window and double glazed door to the rear, radiator, opening to

KITCHEN 11'7" x 7'8" (3.53 x 2.34)

Double glazed window to the rear, range of matching wall, draw and base units with work surface over, stainless steel sink unit, built in electric oven and hob with extractor fan over, built in wine rack with spaces for fridge/freezer, washing machine and dishwasher, tiled walls..

FIRST FLOOR LANDING

Access to loft space, airing cupboard housing gas boiler, doors into

BEDROOM ONE 13'1" x 10'2" (3.99 x 3.10)

Double glazed window to the front, radiator.

BEDROOM TWO 10'6" x 9'7" (3.20 x 2.92)

Double glazed window to the rear, radiator.

BEDROOM THREE 8'6" x 7'5" max (2.59 x 2.26 max)

Double glazed window to the front, radiator.

BATHROOM

Double glazed window to the rear, white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, radiator, tiled walls and tiled flooring.

OUTSIDE

The front is laid to lawn with pathway leading to the front door. There is access to the side of the property.

The good size rear garden is mainly laid to lawn with patio area, raised garden pond and gated rear access leading to

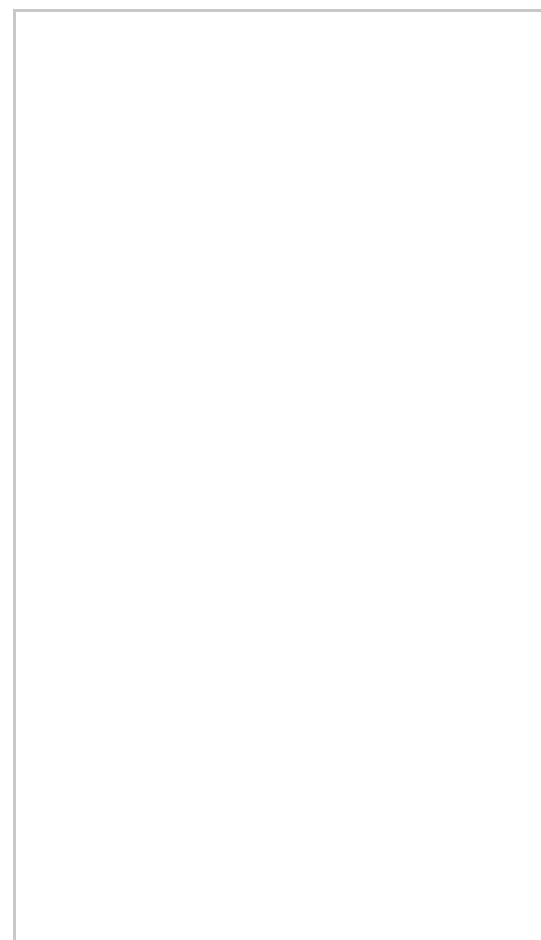
PARKING & GARAGE

There is a hard standing for one vehicles with single garage to the side.

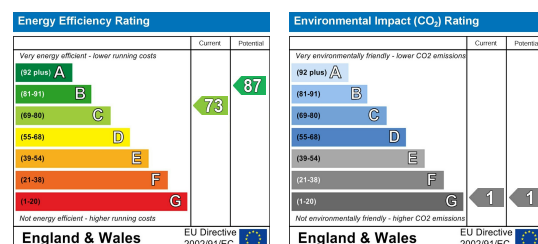
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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